



FREMONT PLANNING BOARD
December 17, 2014
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Member Jack Downing, Selectmen Brett Hunter, Alts. Phillip Coombs and Tom O'Brien, Building Official Bob Meade, interim RPC Circuit Rider Glenn Copleman, and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:00 pm.

At the August 7, 2013 meeting Mr. Barham designated Alt. Coombs to fill a vacancy on the Board until the Board of Selectmen fills the vacancy, as allowed by RSA 673:12, III. This designation remains in effect.

MINUTES

Mr. Downing made the motion to approve the minutes of the December 3, 2014 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote.

BEEDE SPAULDING

Map 3 Lot 056

The Board received a copy of a December 5, 2014 invoice #855795 from Stantec in the amount of \$396.50 Spaulding Road subdivision construction monitoring and a correspondence from Town Administrator Heidi Carlson to Treasurer Kimberly Dunbar relative to withdrawal of \$396.50 from the Beede Spaulding escrow account to cover the invoice.

BUILDING INSPECTOR

Mr. Meade reported:

67 Gristmill Road: The Mortgage company thinks the house, which is already built, is too close to the road and to the wetlands. He needs the surveyor to furnish a foundation certificate.

Sheds: It has come to his attention that here have been sheds constructed at residences on Main Street, South Rd and Victoria Farm Road without permits. The owners will be contacted.

Thunder Road: Dan Perry has submitted septic plans for a lot on Thunder Road.

Spaulding Road: Paul Langdon is bringing in plans for 2 houses on Spaulding Road.

Ellis School: In a flyer issued by the Ellis School there are reports of several upgrades having been completed to the school. Prior to the renovations being done Mr. Meade told Scott Brown (the custodian) that permits were needed for the work, but there were no permits taken out.

JACOB'S COVE

Map 1 lot 098-1

Present: Owner/developer Jacob Donigian

At 7:30 pm Mr. Donigian met with the Board to discuss a reduction in the Jacob's Cove road bond.

The Board reviewed Dan Tatem's (Stantec) October 16, 2014 surety recommendation for Jacob's Cove. This included a table of estimates for the entire project (\$780,248.80) and a table of estimates for work to be completed (\$325,832.26.) Mr. Donigian said there is another updated estimate, but the Board did not have a copy of that to review.

Mr. Donigian said he got rid of 2 ponds that were on the property, but he did not have the calculations report from Bob Moynihan for the water drainage information. He said the ponds were located on the approved plans.

After some discussion Mr. Barham said the revised bond amount would be the amount that Stantec is proposing or 20% of the original bond amount, whichever is greater, and it would remain at that figure for the duration of the project and for the 2 year maintenance bond period after the road is approved.

Mr. Donigian said he will call Mr. Tatem and talk to Mr. Hatch to get the final figures.

Mr. Donigian asked if he could get rid of the school bus shelter that is on the plan. It was noted that anything that is on the approved plan needs to remain unless he amends the plan.

Mr. Donigian left the meeting at 7:55 pm.

Mr. Kohlhofer joined the meeting at 7:55 pm.

There was further conversation relative to whether a school bus would go into the project to pick up children. Mr. Kohlhofer said it would depend on the age of the children and if they were grade school or high school.

Mr. Barham said he will review the approved Jacob's Cove plan for what was approved.

The Board received a copy of a December 5, 2014 invoice #855794 from Stantec in the amount of \$366.00 for Jacob's Cove subdivision construction monitoring and a correspondence from Town Administrator Heidi Carlson to Treasurer Kimberly Dunbar relative to withdrawal of \$366.00 from the Jacob's Cove escrow account to cover the invoice.

BOND REDUCTIONS

There was a general discussion relative to road bonding and bond reductions.

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Approved January 7, 2015

REGIONAL MASTER PLAN

Mrs. Bolduc, Mr. Downing, Mr. Karcz and Mr. Kohlhofer attended the December 10, 2014 public hearing for adoption of the 2015 Regional Master Plan for the Rockingham Planning Commission Region. There will be another public hearing and the Plan was not adopted as some chapters were not complete.

CIP

There was no update at this time.

INCOMING CORRESPONDENCE

There was no incoming correspondence received.

Mr. Karcz made the motion to adjourn at 8:10 pm.

Motion seconded by Mr. Downing with unanimous favorable vote.

Next regular meeting: January 7, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION ITEMS

From December 3

Bolduc:

- Forward to the Selectmen the waiver and road bond reduction decisions for the Beede Spaulding project. Completed.
- Notify Beede Spaulding developer Frank Catapano and project manager Joe Nichols of the waiver and bond reduction decisions. Completed.
- Forward to the Selectmen the Rockingham Planning Commission (RPC) contract agreement for professional Planning Assistance for the first part of re-codification revisions to the Town of Fremont's Zoning Ordinance. Completed.

PROJECTS PENDING/COMPLETED WITH RPC

- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 2012. Pending as of this date.
- Growth Control Chapter of MP – Funded through the 2013 Targeted Block Grant (TGB); Completion date of June 30, 2014.

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Updated project timeline table below. **RPC**

Projects Non-CTAP	Status	2010 30 June	2012 April 30	2012 June 30	2014 June 30	2014 August 20
CIP Process Submittal Materials (2010 TBG)	Pending	Contracted Completion Date				
1 final copy of updated MP, CIP elements (2010 TBG)	Pending	Contracted Completion Date				
MP Energy Chapter	Pending		Completion date		Contract Completion Date	
MP Growth Control Chapter	Completed				Contract Completion Date	Approved